

**NORTH WESTERN COAL AND NAVIGATION Rutherford  
COMPANY LTD.**

Canadian North-West Territories,  
District of Alberta. London, N.W.,  
McCorquodale & Co.

**400,000 ACRES OF CHOICE  
FARMING**

**AND GRAZING  
LAND**

IN  
THE

**UNIVERSITY OF ALBERTA**  
**Canadian North-West Territories**  
**DISTRICT OF ALBERTA,**

1432

ARCHIVES

Along the line  
of their Rail-  
way running from the  
Canadian Pacific Railway  
at Dunmore to the Coal Mines at  
Lethbridge, near Fort McLeod.

Cheap and fertile land, cheap fuel, good water, fine climate,  
and excellent railway facilities.

**FARMS** of from 80 acres to 50,000 acres,  
in one block, price \$1.25 (say 5/-) per  
acre, payable in instalments.

London Office : 37, OLD JEWRY, LONDON, E.C.

## THE DOMINION OF CANADA.

THE North Western Coal and Navigation Company, Limited, which owns the well-known coal mines of the Canadian North-West Territories at Lethbridge, and also a line of railway, 109 miles long, connecting the mines with the main line of the Canadian Pacific Railway (see map above), have for sale in the district of Alberta, North-West Territories of Canada,

### 400,000 Acres of Choice Farming and Grazing Prairie Lands.

The title to these lands comes direct from the Government, so that they can be directly, immediately, and indefeasibly transferred to purchasers.

A reference to the map will show the lands held by the Company. It will be seen that they comprise entire townships (a township is a tract of land 6 miles square, containing 36 square miles) of about 23,000 acres each, and half-townships, and, as some of them adjoin, the Company are able to offer for sale very large blocks of land. In this way their position in the North-West is unique. The lands have been selected by the Company's own surveyor, with especial reference to quality of soil, proximity to water, and extent of river frontages, and consist entirely of beautiful prairies admirably watered by the Pelly River and numerous lakes.

As the Company owns these lands in large blocks they are able to offer exceptional advantages to purchasers desirous of obtaining large areas for grazing, in the most favourable part of the ranching country, and they are also prepared to sell smaller farms, for general agricultural purposes, from 80 acres upwards.

The price has been fixed at \$1 25c. per acre—that is,

#### Five Shillings per acre—

payable one-fifth in cash, and the balance in four annual instalments, with interest at 6 per cent.

After the sale of 100,000 acres the price may be advanced.

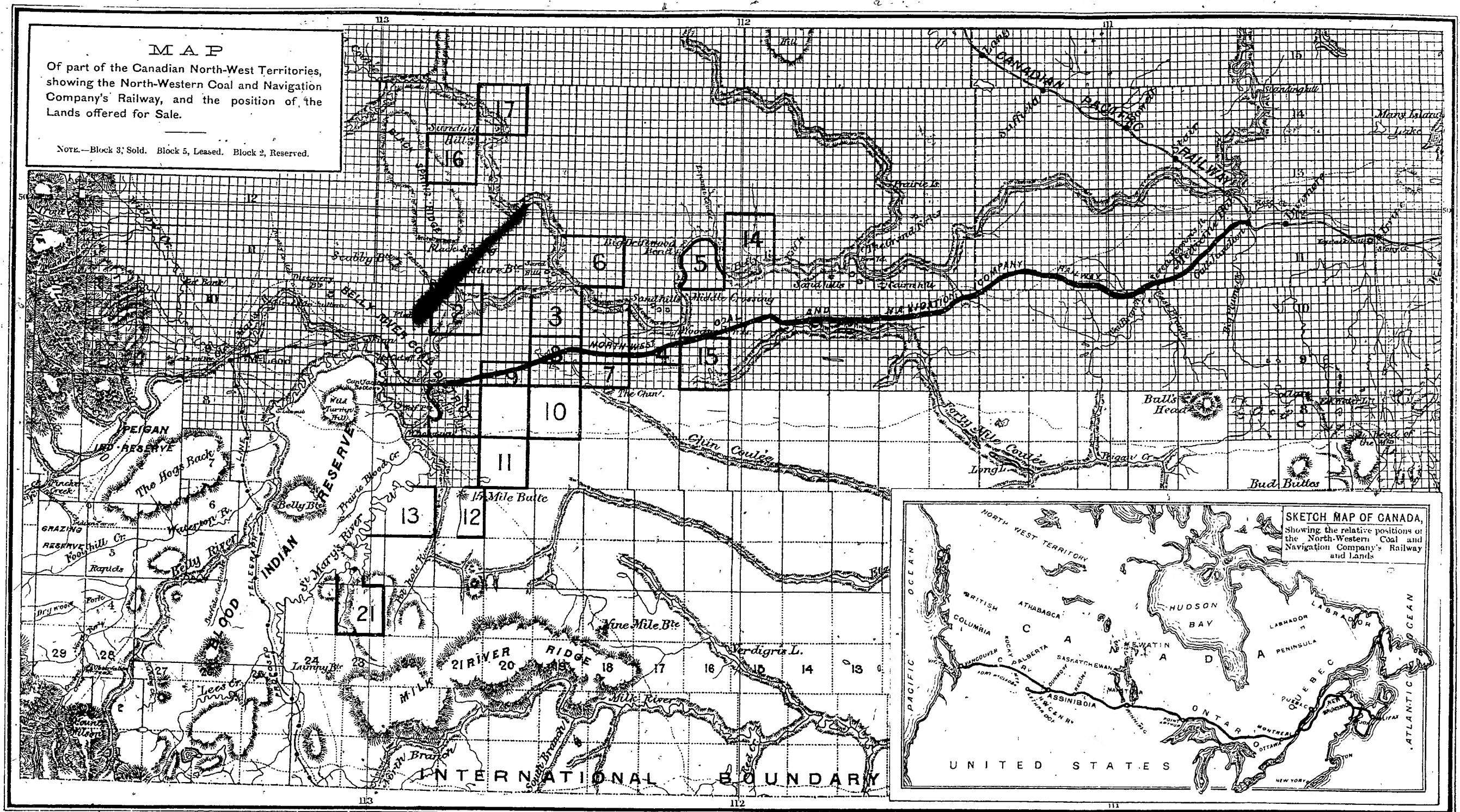
Compared with the prices quoted by other companies, it will be observed that the price is exceptionally and remarkably low, especially considering the many advantages obtainable by settlement on these railway lands. It may be explained, in this connection, that the policy of the North-Western Coal and Navigation Company is to settle the district as rapidly as possible.

The Company are also prepared, on special application, to grant leases of considerable tracts of land at the rate of from two to three cents (1d. to 1½d.) per acre, per annum, with the option of purchase.

Access to the lands is gained by the Company's railway, running from the Canadian Pacific Railway at Dunmore to the rising town of Lethbridge, a distance of 109 miles. This town has been created by the Company, and its present population is about 1,500. It is the site of the extensive coal mines worked by the Company, which supply the whole of the North-West Territories, on the line of the Canadian Pacific Railway, with coal. The railway is in full operation for passenger and freight traffic. The town, the mines, and railway, with the town of Fort McLeod and the great ranching districts of the North-West in proximity, will furnish good markets for all local farm-produce.

Excellent building material may be obtained, at reasonable rates, from the large saw-mills belonging to the Company at Lethbridge; and settlers can also obtain their fuel from the mines at a low price.

The climate of Alberta—always an important question for settlers—may be said, without fear of contradiction, to be the finest and the mildest in the North-West Territories, and indeed in the whole of Canada. The winter is shorter than in other parts: intense cold is not common, and is of short duration; the snowfalls rarely remain on the ground for any length of time; and horses and cattle graze out all the year round. The summer is warmer and the winter colder than in



England, as may be said of other parts of Canada, but the district has acquired the favourable reputation it bears owing to the "Chinook" or warm winds from the Pacific, which have the effect of moderating the climate in this part of the country.

The district, therefore, offers special advantages to farmers and graziers. The Company's lands are watered by the beautiful mountain-stream of the Pelly River, and by numerous lakes, and afford in many parts excellent natural shelters for cattle. They are suitable in some portions for general farming, and admirably adapted in others for raising horses, cattle, and sheep—the grass lands being of excellent quality; and the railway, in connection with the Canadian Pacific, offers exceptional facilities for export. The district is regarded as one of the most suitable portions of North America for ranching purposes. On Government lands, under lease to certain grazing companies and others, there are now about 100,000 cattle, and the industry has been attended with considerable

success. The Company are able to offer advantages which are not obtainable under the Government leases; and, besides, the Government are not now opening up any new areas of land for leasing purposes. There is a local market for the beef that is raised, and the export of animals to Great Britain has already commenced, although the industry is quite of recent development. Full particulars respecting the different blocks, and their adaptability for various purposes, prepared by the Company's own officials, will be found in the following pages. It is expected that the development of the district will probably furnish employment for a number of workmen of various classes.

The map will show that the terminus of the railway is close to some of the Indian Reserves. The Indians, however, are, on the whole, well-behaved and orderly, amenable to the directions of the Government officers who supervise them, and give but little if any trouble. Law and order are well maintained in the whole district, and justice is impartially administered.

### TOWN LOTS.

Lethbridge already possesses two churches (built of brick and stone), a bank agency, an excellent hotel, several boarding houses, and many stores where every requisite can be obtained. It is one of the principal stations of the North-West Mounted Police, the detachment numbering over 100 officers and men. The town is also a Dominion Customs Port, is connected by telegraph with the rest of the country, and has also regular postal communication.

The Company have for sale many excellent building lots, at present held at very low prices, from £10 and upwards, for cash or credit, conditional on building. Suburban lots adjoining the town may also be had at low prices, according to situation.

Lethbridge offers attractions to mechanics and artisans to a limited extent, in the town and in the Company's works, also from its proximity to the extensive cattle ranches, of which it is now the source of supply, owing to its position as the railway terminus.

At Dunmore, the point of junction with the Canadian Pacific Railway, there is already an hotel and a rising village. Town lots can be obtained at reasonable prices.

No villages have yet been built at the several stations on the line of the Company's railway. These are sure, however, to be developed in the near future, and, in the meantime, farm lands may be purchased in the vicinity at the prices already stated.

### DETAILED DESCRIPTION OF LANDS.

The lands at present belonging to the Company are shown on the map, and the various blocks are numbered from 1 to 17 and 21. As will be seen in a note on the map, block 2 is reserved, block 3 is sold, and block 5 is under lease.

**BLOCK 1.**—This block consists of that portion, east of Pelly River, of township 8, range 21, and contains about 21,000 acres. Lethbridge is situated in section 31, in the north-western corner. A ravine extends back

some distance into the centre of this block from the valley of the river. The soil is a clay loam, and the surface varies from an undulating, in the southern portion, to a rolling prairie as we approach the northern boundary. There are a number of surface-ponds in which water may be found throughout the summer. Two excellent waggon trails from Lethbridge traverse this block—one in an easterly direction along the northern boundary, and the other south-easterly, leading to Fort Benton, in Montana Territory. The land affords excellent locations for settlers, owing to the nearness of Lethbridge, which enables them to secure employment when not busily engaged on their farms. They have also the opportunity of supplying the town with dairy produce, for which there is a good demand; and with vegetables, which grow with little care and in great profusion.

**Block 2.**—This block is township 10, in range 21, and contains over 22,000 acres. The Pelly River, in a valley 1 mile wide and over 300 feet below the surrounding country, winds through it. Several deep ravines extend some distance back from the river; and on section 16 there is a very valuable "bottom," containing 600 acres. The Government Surveyor reports: "For agricultural purposes this township is of very little value, but as a ranche for stock it cannot be excelled. The banks of the river are high, and numerous coulees extend far inland, forming many sheltered valleys for stock during inclement weather, so that it will be a good wintering spot for cattle. There is a good grove of cottonwood in section 1."

**Block 3.**—This block is composed of those portions lying south of Pelly River, of townships 10 and 11, in range 19, and contains about 22,000 acres, with a river frontage of fully 7 miles. There is an excellent trail from Lethbridge passing through it to the junction of the Little Bow and Pelly rivers. The river winds through a very pretty valley, leaving an extensive bottom varying in depth from a quarter to one mile. Bordering the river there are several groves of cottonwood. The surface varies from a rolling prairie in the northerly portion to an undulating prairie in the southern portion. The Government Subdivision Surveyor reports: "Soil, sandy loam of fairly good quality; excellent river 'bottom' lands occur in Sections 33, 34, and 35; fresh-water ponds existed at time of survey (July) in various parts of this block." And Mr. Aldous reports: "Grasses are best in the south-west corner, the ground here lies somewhat lower and retains more moisture."

**Block 4.**—This block comprises the north half of township 9, range 17, also that portion south of Pelly River, of township 10, in range 17, and contains nearly 19,000 acres, with a river frontage of 7 miles. There are no "bottom" lands of any note in it, but several deep ravines run back a couple of miles from the river. The Company's railway traverses this block in an easterly and westerly direction; and Woodpecker Station, about 3 miles from the river, is centrally situated therein. The southern portion is undulating, containing a number of small marshy places, which become dry as the summer season advances; however, from appearances, there is every indication of water being found in these places by sinking wells. This block is better suited for farming than for grazing purposes, as cattle in stormy weather drift in a south-easterly direction, and the southern portion, being level, would afford them no shelter. The Government Subdivision Surveyor reports the northern portion as being rough and broken by ravines entering Pelly River, with soil sandy loam and gravelly in many places, while in the southern portion the surface is level and gently undulating prairie with a sandy and sandy-loam soil, also a scarcity of surface water.

**Block 5.**—This block is made up of those portions of townships 11 and 12, in range 16, lying to the south of the Pelly River, and is distant from the railway about 5 miles. With an area of over 17,000 acres, it has, owing to its lying within the "Big Driftwood



Bend," a river frontage of about 15 miles. The river may at any point be easily approached with a waggon, whilst on the opposite side the banks in most cases rise abruptly, about 150 feet, to the level of the adjoining prairie land. There is a strip of almost level land, varying in width from one-eighth to three-quarters of a mile, which borders the river throughout its entire length around this block, and in which vegetation is very rank. Coal may be seen cropping out of the river banks in several places. The interior varies from an undulating to a rolling prairie, while in the south-eastern portion several deep ravines run back some distance from the river, affording excellent shelter for cattle in stormy weather. Seven miles of fencing from river to river, along the southern boundary, encloses this block, so that, with such natural advantages, it is one of the most valuable grazing tracts owned by the Company. The Government Subdivision Surveyor reports: "Width of river 650 feet, with a depth of from 2 to 8 feet, and swift current; soil, sandy loam, fine for farming, except the northern tier of sections which is sandy."

Block 6.—This block, bounded on the west by Little Bow River and on the south by Pelly River, has an area of about 36,000 acres, with a river frontage of about 15 miles, and is composed of township 11, range 18; also that portion east of Little Bow River of township 11, range 19; and that portion north of Pelly River of township 10, range 18; and that portion north of Pelly River of section 36 in township 10 and range 19. Several ravines lead back from both rivers, affording excellent shelter for cattle. Owing to the situation of this block, it is probably the best grazing location owned by the Company. Mr. O. S. Main, who, up to a short time ago, has been for the past 17 years engaged in stock-raising, states that the country

in the vicinity of block 6 is, in his opinion, the best portion of Alberta for grazing purposes. Mr. Main had at one time a lease of grazing land, from the Government, situated much nearer to the Rocky Mountains, but abandoned it and moved his cattle down to the junction of the Little Bow and Pelly rivers. He claimed that, though the grass along the Little Bow River is much shorter than in and around the Foot Hills of the Mountains, yet it is more nutritious and cures better for winter use.

Block 7.—This block is composed of the south half of township 9, range 18, and contains about 11,000 acres. The south boundary passes over a prominent butte or hill known as "The Chin;" and in the south-western portion of the block "Chin" Coulee, about half a mile wide and 50 feet deep, may be seen, lying in a south-easterly and north-westerly direction. A chain of small lakes is found in this coulee, in one of which, located to the west of and adjoining the block, the water is of fair quality; and there are other lakes situated further down the coulee. Through the centre of the block there is a good waggon trail, leading, in a westerly direction, to Lethbridge, which is distant about 20 miles; while the railway runs parallel to and one mile from the northern boundary. At present the two nearest stopping-places on the railway are Woodpecker Station, to the north-east, and the Chin Tank to the north-west, from either of which any portion of the block may be reached at from 2½ to 6 miles. The surface is of a rolling nature and the soil good, supporting an excellent growth of grass. In ordinary seasons, water may be found in surface-ponds throughout the summer. This block is admirably suited for mixed farming.

Block 8.—This block is the north half of town-

ship 9, range 19, and contains about 11,000 acres. The railway passes through it; and the Chin Tank, about 15 miles from Lethbridge, is located thereon, being at the south end of what is shown on the township plan as Lake No. 3. This is in reality a large surface-pond, and in the spring season is a couple of miles in length, but as the summer advances the water recedes, leaving excellent hay meadows. About 150 tons of hay have been cut around that pond this year. The surface is undulating, and in addition to its natural advantages, viz., good soil and plenty of water, it is easy of access, as all trains stop at the tank for water. It is, therefore, an excellent location for settlers.

Block 9.—This block is the south half of township 9, range 20, and contains about 11,000 acres. It is undulating, with a certain quantity of surface water in the various dips on the ground after the snow melts. There are some very good hay meadows. The soil is excellent, being a clay loam on a clay subsoil. Lethbridge is sufficiently near this block to make it a desirable location for settlers. Through the southern portion there is a very good waggon trail, leading in a westerly direction to Lethbridge, and the railway passes diagonally through the block.

Block 10.—This block is township 8, range 19, and has never been subdivided into sections containing 640 acres by the Government; the north, east, and west boundaries have been surveyed, and the block contains about 23,000 acres. Mr. Aldous reports: "This is generally a very good township for grazing purposes. The north-east corner is nearly level prairie but gets more rolling as we go south-west, while in the south-west corner it is hilly prairie. Plenty of surface-ponds, in some of which there will be water most of the summer." The centre of the block is about 6 miles

from the Chin Tank on this Company's railway, and 15 miles from Lethbridge. The soil is very good, and water, it is believed, may be had by digging, so that the location is very good for settlers.

Block 11.—This block is township 7, range 20, and contains about 23,000 acres; the surface is of a rolling nature. In the south-west corner Fifteen-Mile Lake is found, being over a mile in length, and from it a number of connected swamps extend across the southern portion of the township. Around these are excellent hay lands. In wet seasons some very good hay lands are also to be found in the northern portion. The soil is first-class, and the land is well suited for both grazing and agricultural purposes.

Block 12.—This block is composed of the east half of township 6, range 21, and contains over 11,000 acres. On the maps, Fifteen-Mile Butte is shown on this block; this, however, is erroneous, as the butte is situated a short distance east of the block. The surface is undulating and the soil excellent, being a clay loam. Surface water may be found in several places during the early part of the summer, but, from appearances, water may easily be had by digging. This block is well suited for agriculture, and also for cattle and horse raising purposes.

Block 13.—This block is composed of those portions lying east of the St. Mary's River of township 6, in ranges 22 and 23, and contains about 30,000 acres. An application was made some time ago to the Government, by this Company, to secure that strip lying between the eastern boundary of this block and Pot Hole River. This block will thus be very valuable, extending from the St. Mary's to Pot Hole River. The former is a stream from 200 to 400 feet in width, and varying in depth from 2 to 8 feet, with a very

is taken from the Government Surveyor's reports:—"The Snake Valley and lower part of Little Bow (a stretch of country in which this block lies) belongs strictly to the buffalo-grass country; its western border blends with the bunch-grass district, &c. The country is pretty well supplied with water in pools and swamps, many of which last throughout the summer. It may therefore be described as an excellent grazing region, and will doubtless before long be fully utilised in this way." Buffalo-grass—so called on account of its resemblance to the fur on a buffalo's hide—is very fine and curly, and was much sought after by buffaloes. Though at all times this grass appears dry, yet at the roots it is green, and, owing to its nutritious properties, makes excellent pasturage.

Block 17.—This block is township 14, range 20, with an area of over 23,000 acres. It is adapted purely for grazing purposes, as the soil is light and the surface varies from a rolling to a hilly prairie. The Little Bow River, in a valley about 1 mile wide and 100 feet below the surrounding country, runs through it. The bed of the stream is about 40 feet wide, and in very dry seasons there is always water available. High River, in its descent from the mountains, flows in an easterly direction for some distance on the plains, and then abruptly bends northwards, forming an elbow, finally entering Bow River about 20 miles down stream from Calgary. About two miles to the east of this bend or elbow, in High River, a small spring may be seen, from which the water flows in an easterly direction. This spring is the head of Little Bow River. During spring freshets the water rushes down High River to the elbow and thence across, through a depression, to the spring, thereby greatly enlarging the Little Bow. These freshets are wearing away a

channel from the elbow in High River to the head of the Little Bow, and there is every reason to believe that before many years the volume of water leaving the mountains by High River will find an outlet through the Little Bow. This will greatly enhance the value of any lands on the Little Bow.

Block 21.—This block is composed of that portion lying south of St. Mary's River of the west half of township 5, in range 23; also township 4, in the same range, and contains about 23,000 acres. It has a frontage of about 3 miles on the St. Mary's River, and through the western portion a creek, in a deep valley, flows in a northerly direction, entering the St. Mary's River. Water may be found in this creek in all seasons of the year, and in its valley there is excellent shelter for cattle. The surface is undulating, and rises gradually to the base of a high hill in the south-eastern corner, over which the south boundary of this block passes. The soil is a rich black loam, supporting luxuriant growths of grasses. A thriving settlement of Mormons, having about 60 acres under cultivation this past season, are located about 7 miles from the south-west corner of this block; and adjoining it, on the west, is the Brown Ranching Company's lease from the Government, over which 1,000 head of cattle have been grazing for the past year, and it is stated that the losses sustained by that company on account of the severity of the past winter were smaller than the losses of the majority of ranches. The block is well supplied with water, and affords good shelter for cattle, and is therefore an excellent location for either agricultural or grazing purposes. Sheep-raising, a very profitable industry, and one which is not allowed on Government lands south of Calgary, in Southern Alberta, could be carried on very successfully on this block.

## ROUTE FROM EUROPE.

Persons desirous of inspecting or purchasing the Company's lands can secure through tickets from any port in Great Britain or in Europe to Dunmore Station, on the Canadian Pacific Railway, whence they will be able to travel by the Company's railway. Full information as to passages across the Atlantic, and cost of through tickets, may be obtained from the steamship companies, whose advertisements may be seen in the daily newspapers.

Information upon this point and general pamphlets about the district of Alberta may also be obtained from the following Canadian Government Offices:—

LONDON .....The High Commissioner for the Dominion, 9, Victoria Chambers, London, S.W.  
 " .....Mr. J. G. COLMER, Secretary, High Commissioner's Office, and Mr. C. C. CHURMAN, Assistant-Secretary (address as above).  
 LIVERPOOL .....Mr. JOHN DYKE, 15, Water Street.  
 GLASGOW .....Mr. THOMAS GRAHAM, St. Enoch Square.  
 BELFAST .....Mr. H. MERRICK, 35, Victoria Place.  
 DUBLIN .....Mr. THOMAS CONNOLLY, Northumberland House.  
 BRISTOL .....Mr. J. W. DOWN, Bath Bridge.

Applications may also be made to Mr. G. H. R. Wainwright, at Winnipeg, and to the Company's Offices at Dunmore and Lethbridge, where every information will be at the disposal of applicants.

The North-Western Coal and Navigation Company's London Offices are at 37, Old Jewry, London, E.C., to which inquiries may also be addressed.

FARM SCENE, CANADIAN NORTH-WEST.



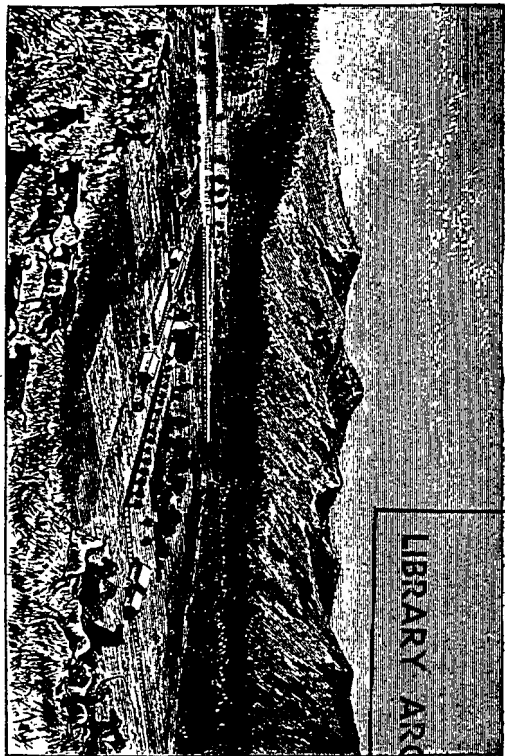
rapid current. It winds back and forth through a valley about half a mile wide and about 200 feet below the level of the prairie, while the valley of the latter stream is about 300 feet wide and the bed of the stream about 20 feet in width, and 30 feet below the adjoining prairie. In the driest seasons water is only found in pools in the Pot-Hole River. A small ravine, in which in ordinary seasons water may be found, runs back towards the centre of the block from the St. Mary's River. In the south-west corner of the block a ridge, about 200 feet high, runs southerly and parallel with the river, and from the foot of this the surface slopes gradually to the Pot Hole River. This block is adapted both for farming and grazing purposes; as the soil is rich, the grass good, and there is sufficient protection for cattle in stormy weather.

Block 14.—This block, lying on the north side of Pelly River and 8 miles distant from Grassy Lake Station on the North-Western Coal and Navigation Company's Railway, is composed of the south half of township 12, in range 15; also those portions of township 11, in ranges 15 and 16, north of Pelly River. It contains nearly 29,000 acres, and has a river frontage of about 11 miles. The river—about 150 feet below the level of the surrounding country—traverses a valley about 1 mile wide, leaving alternate alluvial flats or "bottoms," four of which are in this block. One of these "bottoms" is about 4 miles long, containing over 1,000 acres, and lies in terraces from the river back to the adjoining prairie. Another "bottom," containing over 600 acres, is perfectly level, and owing to the windings of the river is almost enclosed by it. The other two "bottoms," though good locations, are less valuable, and contain over 400 acres. The southern portion of the block is rolling, and gradually slopes to

the river, and through this portion a ravine runs back some distance from the valley of the river. The northerly portion is rolling and in places more broken, assuming a knolly appearance. The knolls and ridges are in many cases covered with surface stones, while the intervening small valleys support luxuriant growths of grasses. In the interior, a number of connected swamps are found lying in a northerly and southerly direction; and in ordinary seasons these are well watered. The Government Subdivision Surveyor, in his report, speaks of the land in this block as being well suited for farming; the soil being a sandy loam with a clayey subsoil. And, in my opinion, it is undoubtedly a very fine grazing location, owing to its rolling nature and excellent water privileges.

Block 15.—This block is composed of township 9, range 16, and contains about 23,000 acres. The railway passes through the north-west corner. Entering it from the railway, the surface is undulating and rising gently towards the centre, where it becomes more rolling as the southern boundary is approached. Centrally situated therein, quite a large lake may be observed, being over 1 mile in length and containing 300 acres. This lake has a stony bottom, and, though shallow, the water is very good and may be found therein at all seasons of the year. The Government Subdivision Surveyor reports: "Undulating and rolling prairie; soil, clay loam on clay subsoil, and well adapted for agricultural purposes."

Block 16.—This block contains an area of about 30,000 acres, has a river frontage of about 8 miles, and is comprised of that portion west of Little Bow River of township 3, in range 20; also township 13, in range 21. The surface is rolling and in places hilly, and the soil is light and sandy. The following



RANCHE SCENE IN ALBERTA.

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